

\$469,000 - 5505 Highway 1 Highway, Granville Centre

MLS® #202414214

\$469,000

5 Bedroom, 2.00 Bathroom, 2,112 sqft

Residential on 59.40 Acres

V4, Granville Centre, NS

Find a unique blend of history and modern comfort in this circa 1870s treasure, standing strong through the generations in an idyllic pastoral setting. Situated just minutes from the amenities of Annapolis Royal, this charming residence is nestled on a massive 59.6 acre lot with fruit trees, an old orchard, brook, and a large rustic barn, offering ample space for expansion, hobby farming, or personal retreat. This Greek Revival home is a testament to enduring craftsmanship, featuring exquisite custom woodwork, trim, and a stunning curved staircase that greets guests as they enter through the double-wide centre door. Updates, including modern wiring and insulation, ensure comfort while preserving the home's historic character. The main floor boasts a versatile den with an attached bath, easily serving as a large primary bedroom. The spacious layout and thoughtful design provide flexibility and convenience, allowing you to tailor the space to your needs. Past and present meet gracefully inside, with beautifully maintained period details throughout. The home's enduring charm is complemented by recent updates, striking a perfect balance between historical allure and contemporary appeal. While priced to allow for roof replacement (with quotes on file), this property offers an exceptional opportunity. Imagine the potential of additional adjoining acres, creating a true estate or expanding your rural haven. Don't miss this rare chance to own a piece of history, where timeless elegance meets



beauty. Schedule a private tour today and envision the possibilities this extraordinary property holds!

Built in 1860

Essential Information

MLS® #	202414214
Price	\$469,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,112
Acres	59.40
Year Built	1860
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 9th, 2024

Community Information

Address	5505 Highway 1 Highway
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Centre
County	Annapolis
Province	NS
Postal Code	B0S 1K0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Forced Air, Stove
Fireplace	Yes

Fireplaces	Wood Burning Stove, Electric
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Stone

Additional Information

Zoning	GEN DEV
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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